

APPLICANT: Craig N. Robson

PETITION No.: V-12

PHONE: 404-895-2404

DATE OF HEARING: 01-13-2016

REPRESENTATIVE: Craig N. Robson

PRESENT ZONING: R-20

PHONE: 404-895-2404

LAND LOT(S): 954, 973

TITLEHOLDER: Craig Robson and Angelia Robson

DISTRICT: 17

PROPERTY LOCATION: On the western terminus of Lemons Ridge, south of Paces Ferry Road (3150 Lemons Ridge).

SIZE OF TRACT: 0.46 acre

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the rear setback for an accessory structure under 650 square feet (proposed 600 square foot garage) from the required 35 feet to 10 feet; 2) allow an accessory structure (proposed 600 square foot garage) to the side of the principal structure; and 3) increase the maximum allowable impervious surface from the required 35% to 44.49%.

OPPOSITION: No. OPPOSED **PETITION No.** **SPOKESMAN**

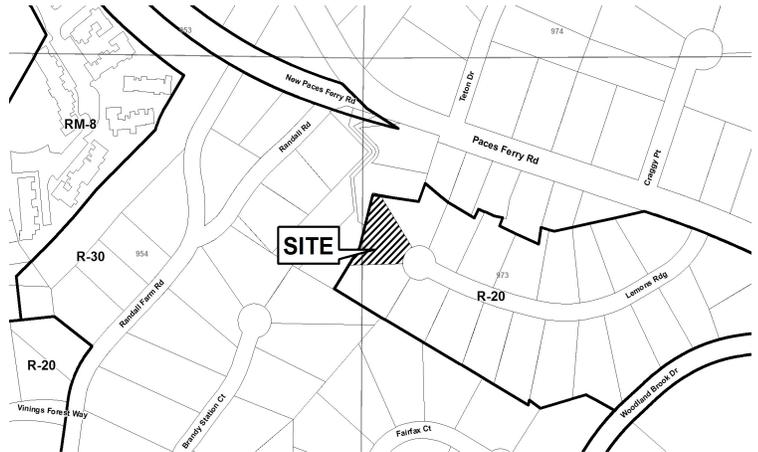
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Craig N. Robson

PETITION No.: V-12

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: The impervious calculations shown on the submitted site plan do not account for the existing pervious concrete driveway and pool surface. The corrected existing effective impervious coverage is 6,704 sf (33.6%). The proposed garage addition will increase the coverage to 7,250 square feet (36.4%).

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

DESIGN GUIDELINES: Staff has determined that the subject sites are not within the boundaries of approved design guidelines study areas; therefore do not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comment.

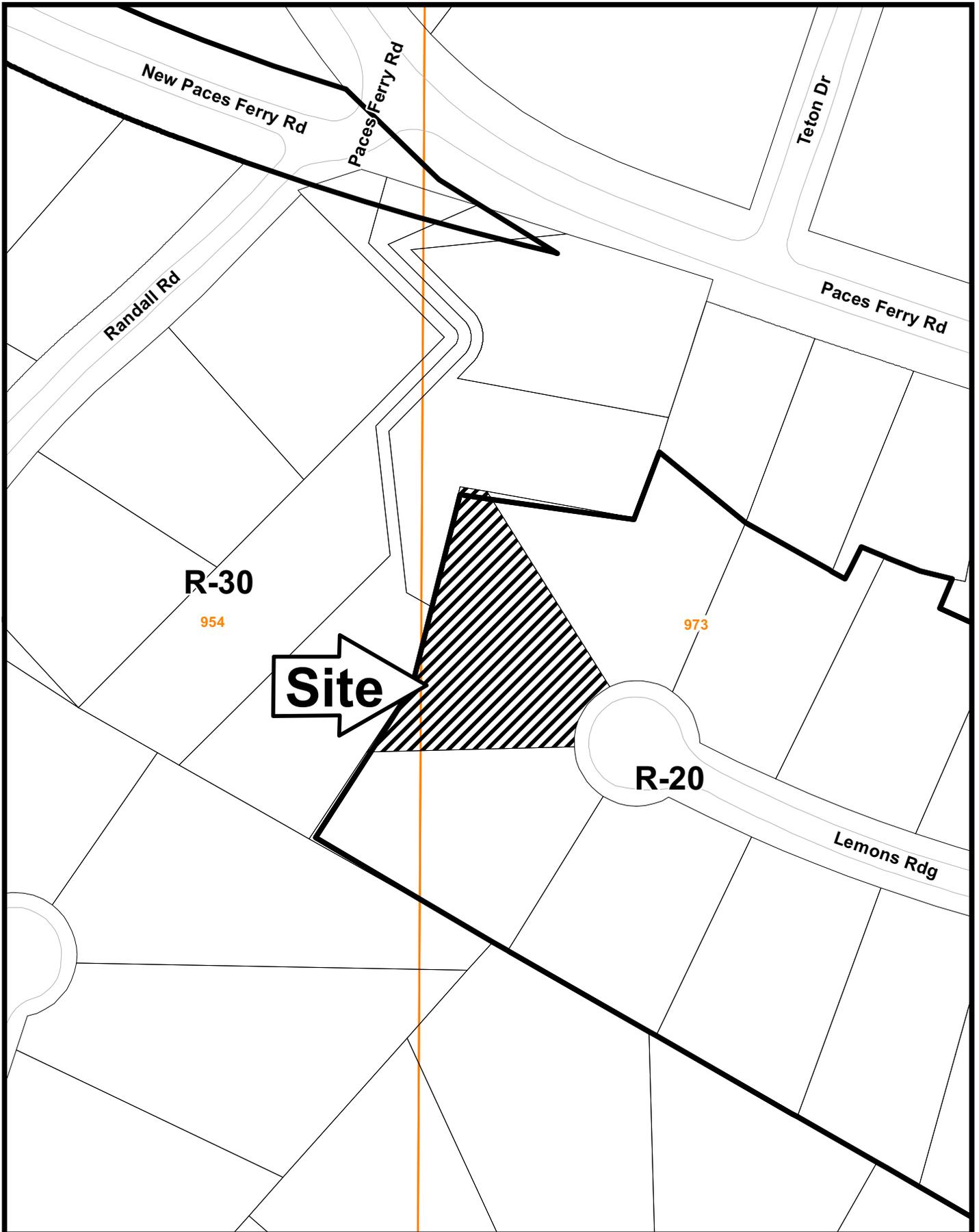
WATER: No conflict.

SEWER: No conflict.

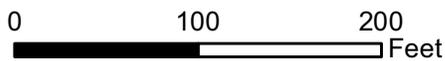
APPLICANT: Craig N. Robson **PETITION No.:** V-12

FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

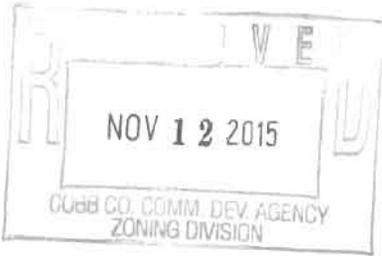
V-12



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary



Application for Variance Cobb County

(type or print clearly)

Application No. V-12
Hearing Date: 1/13/14

Applicant Craig N. Robson Phone # 404-895-2404 E-mail crabson@bellsouth.net
Craig N. Robson Address 3150 Lenox Ridge Atlanta, GA 30339
(representative's name, printed) (street, city, state and zip code)

J. M. R. Phone # _____ E-mail _____
(representative's signature)

RUTH DANIELS
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires Dec. 19, 2018

Signed, sealed and delivered in presence of:
Ruth Daniels
Notary Public

My commission expires: 12/19/18

Titleholder Craig Robson and Angelie Robson Phone # 404-895-2404 E-mail crabson@bellsouth.net
Signature Angelie Robson Address: 3150 Lenox Ridge Atlanta, GA
(attach additional signatures, if needed) (street, city, state and zip code) 30339

J. M. R. Phone # _____ E-mail _____
(representative's signature)

RUTH DANIELS
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires Dec. 19, 2018

Signed, sealed and delivered in presence of:
Ruth Daniels
Notary Public

My commission expires: 12/19/18

Present Zoning of Property R-20
Location 3150 Lenox Ridge Dr.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 954 & 973 District 17 Size of Tract .458 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property .458 acs Shape of Property Triangular Topography of Property slight slope Other

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance (If applying for Backyard Chickens pursuant to Sec.134-94(4), then leave this part blank).

request for variance to add an extra garage with storage

List type of variance requested: Maximum lot coverage increase to 44.49

Application for Variance

Cobb County

V-12
(2016)
Exhibit

(early)

Application No. V-178

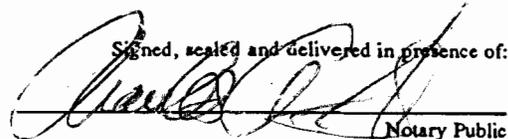
Hearing Date: 11/9

Applicant Lynn M Rudder Day Phone 432-9348 Home Phone 432-9348

Lynn M Rudder Address 3150 Lemons Ridge, N.W., Atlanta, GA 30339
(representative's name, printed) (street, city, state and zip code)

Lynn M Rudder Day Phone 432-9348
(representative's signature)

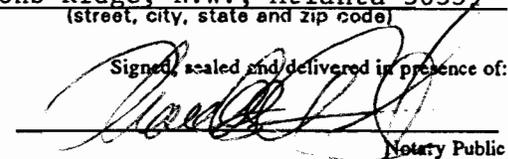
My commission expires: _____

Signed, sealed and delivered in presence of:

Notary Public

Titleholder Lynn M Rudder Day Phone 432-9348 Home Phone 432-9348

Signature Lynn M Rudder Address 3150 Lemons Ridge, N.W., Atlanta 30339
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: _____
Notary Public

Signed, sealed and delivered in presence of:

Notary Public

Present Zoning of Property R-20

Location 3150 Lemons Ridge
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 954 & 973 District 17 Dis. 2nd Section Size of Tract 20,050 sq. ft. (.4 acre) Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property _____ Shape of Property XX Topography of property _____ Other _____

The Cobb County Zoning Ordinance Section 3-28-9.12A states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

See Attached

List type of variance requested: See Attached

ORIGINAL DATE OF APPLICATION: 11-9-94

APPLICANT'S NAME: LYNN M. RUDDER

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB COUNTY BOARD OF ZONING APPEALS

THE BELOW STYLED VARIANCE WAS HEARD BY THE COBB COUNTY BOARD OF ZONING APPEALS ON NOVEMBER 9, 1994

V-178 LYNN M. RUDDER requests a variance to: (1) waive the side (north) setback from required 10 feet to 7 feet; (2) waive the rear setback from required 35 feet to 25 feet in Land Lots 954 and 973 of the 17th District. 0.45 acre. Located on the west side of Lemons Ridge, 969 feet west of Paces Ferry Road, (3150 Lemons Ridge).

BZA DECISION OF 11-9-94: The Board of Zoning Appeals approved request #1 to waive the side (north) setback from required 10 feet to 7 feet, and rejected request #2 to waive the rear yard setback from required 35 feet to 25 feet. Motion by Paetau, second by Dawson, carried 4-0.

Karen L. Hach

Karen L. Hach, Deputy Clerk
Cobb County Board of Zoning Appeals

**MINUTES OF VARIANCE HEARING
COBB COUNTY BOARD OF ZONING APPEALS
JUNE 10, 2009
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CONSENT AGENDA (Continued)

V-49 RAHIM AND MARI N. DAVOUDPOUR (owners) requesting a variance to waive the rear setback from the required 30 feet to 19 feet on Lot 54 in Land Lot 610 of the 16th District. Located on the south side of Jordan Lake Drive, east of Johnson Ferry Road (4014 Jordan Lake Drive).

MOTION: Motion by Williams, second by Swanson, as part of the Consent Agenda, to **approve** variance request **subject to:**

- **Development and Inspections Division comments and recommendations**

VOTE: **ADOPTED** unanimously

V-50 LUCILLE D. REILLY (owner) requesting a variance to waive the rear setback from the required 35 feet to 25 feet on Lot 30 in Land Lot 994 of the 17th District. Located on the north side of Belmont Crest Drive, east of Terrell Mill Road (634 Belmont Crest Drive).

MOTION: Motion by Williams, second by Swanson, as part of the Consent Agenda, to **approve** variance request **subject to:**

- **Development and Inspections Division comments and recommendations**

VOTE: **ADOPTED** unanimously

CONTINUED CASE:

V-39 DEAN CONSTRUCTION COMPANY (Craig Robson and Angelia Robson, owners) requesting a variance to: 1) waive the rear setback for an accessory structure over 144 square feet on Lot 9 from the required 35 feet to 10 feet (proposed 225 square foot pavilion); and 2) ~~waive the maximum allowable impervious surface from 35% to 38%~~ in Land Lots 954 and 973 of the 17th District. Located on the west side of Lemons Ridge Drive, west of Paces Ferry Road (3150 Lemons Ridge Drive).

**MINUTES OF VARIANCE HEARING
COBB COUNTY BOARD OF ZONING APPEALS
JUNE 10, 2009
PAGE 4**

CONTINUED CASE (Continued)

V-39 DEAN CONSTRUCTION COMPANY (Continued):

The public hearing was opened and Mr. James Balli, Mr. Richard Calhoun and Ms. Barbara Shaw addressed the Board. It was noted for the record that request #2 to waive the maximum allowable impervious surface from 35% to 38% was withdrawn from the request since the driveway had been reconstructed to pervious materials. Following presentation and discussion, the following motion was made:

MOTION: Motion by Swanson, second by Trombetti, to approve variance request #1 to waive the rear setback for an accessory structure over 144 square feet on Lot 9 from the required 35 feet to 10 feet (proposed 225 square foot pavilion) **subject to:**

- **to provide visual screening barrier, installation of controlled growth greenery to the rear of the accessory structure to be approved by the County Arborist**
- **outdoor fireplace can not emit embers or smoke and use is limited to gas burning/gas firelog use, with chimney to include spark arrestor**
- **Development and Inspections Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**

VOTE: ADOPTED unanimously

Clerk's Note: The Representative/Applicant was notified if the decorative slab apron located within the right-of-way were to be damaged, repair/replacement would be at the owner's expense.

Following the vote on V-39, a brief recess was taken by the Board from 1:57 p.m. until 2:08 p.m.